



TOWN OF EAST HAMPTON

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Planning Department
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June 12, 2008

TO: Planning Board

FROM: Tara Powers, Principal Planner

RE: Lazar Subwaiver
SCTM# 300-176-5-20.3, 21

Last Review Date: June 11, 2006

Items and Date Received: Not applicable

Background Information: The subject parcel is located within a B-Residence Zoning District, both the AE and X500 Flood Zones Districts as per FEMA and FIRM maps, and is situated on Surf Drive, Amagansett. It is identified as lots 56-67 in the Map of Beach Hampton which was filed on May 13, 1936. The predominant soil type on this parcel is Dune land (Du) as per the Suffolk County Soil Survey.

The southern portion of the premises is presently improved with a two-story, single-family dwelling with two decks, a wood walk, breezeway, garage, sanitary disposal system and driveway. Public water is utilized by the residence. The northern portion of the parcel is vacant and consists of undisturbed dune land. There is a significant freshwater wetland to the northeast of the parcel.

Issues for Discussion:

1. Public Hearing Comments.

A public hearing was held on March 11, 2008. There were no public comments at the hearing and no letters to the file were received.

2. SEQRA.

On July 25, 2006 the Zoning Board of Appeals made a Negative Declaration pursuant to SEQRA.

3. Zoning Board of Appeals.

The applicant has obtained two approvals from the Zoning Board of Appeals for this application. The first approval was granted July 25, 2006 for the lot area variances to allow parcel A to have a lot area of 12,141 sq. ft. where 20,000 sq. ft. is required and to allow parcel B to have a lot area of 11,859 sq. ft. where 20,000 sq. ft. is required. At that

time a variance was also requested to allow a sanitary system to be installed 131.4 ft. from the wetlands where 150 ft. is required. This request was denied.

By resolution dated December 4, 2007, the Zoning Board of Appeals granted a Natural Resource Special Permit and a variance to allow the sanitary system to be located 138.8 feet from the wetland where 150' is required. As part of this application, a residence was also proposed, which received the necessary Natural Resource Special Permit.

4. Town Engineer Comments.

By memo dated May 1, 2008 the Town Engineer found this application be complete and satisfactory.

5. Fire Department Comments.

By letter dated March 13, 2005 the Amagansett Fire Department found that no additional fire suppression systems are needed for the project.

6. Suffolk County Planning Commission.

By letter dated May 22, 2005 the Suffolk County Planning Commission found this application to be a matter for local determination.

7. Conclusions.

Items to be approved:

- Minor Subdivision map prepared by George Walbridge Surveyors, dated last revised April 9, 2008; received on April 11, 2008.

Conditions of Approval:

- Suffolk County Department of Health Services approval
- Filing of a scenic easement

TP

Planning Board Consensus

Is the application ready for conditional approval?

Additional comments: _____

Additional Board Comments:

